

5.0 QUEEN ANNE PLAN PLANNING RECOMMENDATIONS

The foundation of the *Queen Anne Plan* is its Planning Recommendations or identified “Planned Actions” which are individual strategies and projects which the Queen Anne Neighborhood Planning Committee identified during the Phase II. These recommendations are intended to address the issues raised during Phase I. The *Queen Anne Plan* uses the terms “planning recommendations,” “recommended actions,” “strategies,” and “projects” interchangeably.

The Queen Anne Planning Recommendations were developed by QANPC Topical Committees and reviewed and adopted by the entire QANPC. Recommendations are listed by topics which include Community Character (QACH), Human Services/Housing (QAH), Land Use (QALU), Parks and Open Space (QAP), Traffic and Transportation (QAT), and Business Districts (QAB). Each topic may contain several (or many) individual recommendations. In some instances, recommendations overlap between two or more topical areas. Where this occurs, each recommendation is intended to complement the other.

Queen Anne planning recommendations are presented here in two separate “Matrices” or tables. These include:

Full Matrix: Includes all Queen Anne Planning Recommendations for complete reference. This is a listing of all planned actions which the QANPC has identified and which are listed by topic.

Essential Strategies Matrix Includes only the Planning Recommendations or actions from the Full Matrix which are essential to the seven Specific Plans.

The Full Matrix provides a detailed description of each of the Planning Recommendations which may or may not be essential to the *Queen Anne Plan* Specific Plans. Each of these actions were identified as potential important projects which would enhance the Queen Anne community. Project priorities have been ranked as “High,” “Medium,” or “Low” according to the preferences of the QANPC. Other factors outside the immediate planning process (e.g., City budget, property-owner support, technical feasibility, etc.) may ultimately determine the implementability of each project.

The actions which are listed as essential to the implementation of the Specific Plans in the Essential Strategies Matrix are considered the highest priority for implementation. These have been selected





5.1 Queen Anne Plan Planning Recommendations Full Matrix (June 1998)

Robert Foxworthy, AICP File: QAPlan4

FORMAT									
Planning Recommendation (Activity)	Description of Activity	Comm. Priority	Time Frame	Cost Estimate (City)	IO	QANPC Comment	Executive Response (City)	Executive Recommended Action (City)	Council Action Taken (City)
Planning recommendations are individual actions which the Queen Anne Neighborhood Planning Committee (QANPC) has recommended to implementation. Some of these actions are considered "essential" to Queen Anne Plan "Specific Plans" or Key Integrated Strategies.	Additional detail about the recommendation.	Priority assigned to the recommendation by QANPC	Short-Term (Three Budget Cycles or 6 yrs) Mid-Term (7-10 yr) Long-Term (10-20+ yr)	City of Seattle estimate of the cost of implementing the action	Implementing Organization	Comments and/or notes about the recommendation by the QANPC	This column is for City response.	This column is for City response.	This column is for City response.
COMMUNITY CHARACTER (QACH)									
COMMUNITY CHARACTER Recommendations (Activity)	Description of Activity	Comm. Priority	Time Frame	Cost Estimate (City)	IO	QANPC Comment	Executive Response (City)	Executive Recommended Action (City)	Council Action Taken (City)
QACH1 Complete Historical Resources Survey Intent: To identify and evaluate historic resources on QA to raise public awareness of them and to work with property owners to take appropriate action to preserve them.	Complete the historic resources survey, identifying buildings and other resources of importance to the community either for their contributions to local character or because of their architectural or historical importance. a. Maintain the completed inventory database in an accessible location (e.g., library & the Urban Conservation Division); retain photos at the QA Historical Society (QAHHS) archives and Urban Conservation available upon request. b. Develop an education program to let the public and owners of identified resources know the	High Priority	Short-Term	None	QA Hist. Society Does not require City action except coordination with Urban Conservation Division and potential small grants.	Survey is now underway and being coordinated by Mimi Sheridan, AICP. All Areas.			



[illegible]

QACH6 Historic Home Ownership Assistance King County provides a financial assistance program in which the City participates. City does not now actively follow or lobby for state or federal legislation that could significantly benefit the character of our neighborhoods.	Encourage the City to lobby for financial assistance and tax credits, such as the federal Historic Homeownership Assistance Act, and to participate in King County's revolving loan fund for rehabilitation.	High Priority	Short-Term 1999-2000 Budget		City of Seattle Input from QA Hist. Society, QACC, and Other Organiza- tions	Maximize effectiveness of existing programs and lobby for new ones. All Areas.			
QACH7 Develop Historic Conservation District - W. Roy Conservation District Intent: To preserve the character of this unique building grouping which reflects an important period in Seattle's development. The strong sense of place and neighborhood character produced by these different, but compatible, apartment buildings is apparent. It is an excellent location to explore possibilities of a historic conservation district, a designation which is currently undefined. Consistent with QALU4. See Figure 4.2.	Work with City, property owners, and community members to develop an historic conservation district to preserve the unique character of the 1920-30s brick apartment buildings in the W. Roy Street area (roughly 3 rd W. to 5 th W. and W. Mercer to W. Roy; include the Seaview, Westroy, Iris, Lola, Marianne, Charmaine, Naomi, Roycrest, La Charme, Chelan, and Franconia buildings The main objective will be to preserve these buildings and their key characteristics. New construction should also reflect existing style. The point of this proposal is that it is not a designation under the City's current provisions. This is a new approach to historic preservation and one that has been discussed for years but never implemented. The goal is to develop a preservation tool that is more flexible and less costly to administer.	High Priority	Long		QA Hist. Society Housing Advocacy Groups Urban Conservation Division QACC Uptown Action Team City Recognition	Additional research may be undertaken to determine whether areas around district should get zone change. This is a long-term process which will require new legislation. The Department of Urban Conservation has expresses a willingness to meet with us when we are ready. Urban Center.			
QACH8 Prepare a Queen Anne Community Character Improvements Plan Intent: To provide a list of specific improvements that will enhance the character of the Queen Anne community and its subareas.	Prepare a Community Character Improvements Plan to identify specific improvements oriented toward preserving and enhancing the community character of Queen Anne. Most improvements require funding and are generally located within public property and ROWs. After prioritization, this list would be forwarded to the City for incorporation in an	High Priority	Short-Term		New QA Character Support Group or QA Plan Impl. Org. QACC Chamber	The areas/projects listed were identified as those which would benefit from the Character Improvements Plan.			



<p>Plan(s) would apply to the six areas/projects described and would not pertain to the proposed Uptown Park Neighborhood Specific Plan which has its own recommendation.</p> <p>Work on the Plan could begin soon and be completed in conjunction with the proposed Design Guidelines (QACH9) and the Key Landscaped Streets proposal (QACH11).</p> <p>Consistent with QAP26.</p>	<p>Iterated work program. Project would require additional funding and/or assistance. Project would prepare Character/design/improvement plans for the following areas:</p> <ul style="list-style-type: none"> a) Uptown Center b) Historic Queen Anne Blvd. c) Countenance Hill - Streetscape & Public Art Site <p>These areas are all proposed as "Specific Plans" under the QA Plan. Other potential areas/projects include:</p> <ul style="list-style-type: none"> d) Bicycle Beltway e) Public staircases f) Street tree plantings throughout Queen Anne 				<p>via Matching Fund (DON)</p>	<p>Plan would build on QA Plan effort and other planning projects such as Picture Queen Anne. Plan(s) would initially focus on the first 3 areas and would be based on research and discussions with stakeholders, property owners, etc.</p> <p>All Areas.</p>			
<p>QACH9 Prepare Queen Anne Neighborhood Design Guidelines to Supplement the City's Design Review for Multifamily and Commercial Properties</p> <p>Intent: To provide additional official guidance to property owners and other developing multifamily and commercial projects to maintain the special character of Queen Anne's distinct subareas.</p>	<p>Prepare guidelines that broaden the scope of the City's Design Guidelines. The City's Guidelines generally pertain to privately-owned property in multifamily and commercial zones and do not cover signage. The Queen Anne Design Guidelines may include guidance on signage, adjacent public ROWs, and cover zones outside of multifamily and commercial zones [Historic] Boulevard. They may also establish new districts - Uptown Center (w/special review), Uptown Park Neighborhood, and W. Roy Street Conservation District. For example, Land Use action QALU12 references the need for guidelines for Low-Rise developments.</p> <p>Work on the Guidelines could begin soon and be completed in conjunction with the proposed Character Improvements Plan(s) (QACH8) and the Key Landscaped Streets proposal (QACH11).</p>	<p>High Priority</p>	<p>Short-Term</p>		<p>QA Plan Impl. Org. Character Support Group QACC Uptown Action Team via Matching Fund (DON)</p>	<p>Guidelines are envisioned as more specific than City's, citing actual existing conditions within the neighborhood, and material and design preferences. May extend to new uses.</p> <p>This recommendation recognizes that 12 distinct subareas were identified during the QA Plan effort and that new Specific Plans are also proposed. The QA Plan work recognized the good work of the City's existing Design Review process.</p>			

<p>QAACH10 Change official title of Seattle Center Urban Center to "Uptown Urban Center"</p> <p>Intent: To provide a distinctive and dignified title to the Urban Center area which reflects the area's history but which also maintains the long-standing connection of this area to Queen Anne. Title also replaces title "Lower Queen Anne" which is felt to be a less dignified.</p>	<p>Recommendation is to change the official title of the Seattle Center Urban Center to the "Uptown Urban Center" consistent with the wishes of QANPC stakeholders.</p> <p>Two of the proposed Queen Anne Plan Specific Plans use the "Uptown." These include the Uptown Park Neighborhood Specific Plan and Uptown Center. Both of these areas lie within Uptown Queen Anne.</p> <p>Additional outreach/validation with the local business community and other stakeholders will ensure the new name has popular support.</p>	High Priority	Short-Term	None	City of Seattle, SPO	<p>One of the most popular recommendations to come out of the planning process.</p> <p>"Uptown Queen Anne" - this area has been referred to as "Uptown" for many years. The QANPC Urban Center Committee unanimously forwarded this recommendation.</p> <p>Urban Center.</p>		
<p>QAACH11 Key Landscaped Street(s) Creation in "Uptown Park Neighborhood" Specific Plan - ROW Improvements/ Streetscape Plan and Implementation Consistent with Proposed Overlay (Related Land Use Action)</p> <p>Intent: Provide a design focus and incentive to develop a Single-Purpose Residential neighborhood in Uptown QA. This action works in conjunction with proposed Housing, Land Use, and Transportation actions.</p> <p>Action works in conjunction with Housing (QA4), Land Use (QA4U3), and Transportation (QA172) to implement the "Uptown Park Neighborhood" concept. See Figure 4.1.</p>	<p>Recommendation proposes the planning and implementation of a "Key Landscaped Street" alignment which will coincide with residential development in Uptown Queen Anne and would include such features as:</p> <ul style="list-style-type: none"> • Designation of final alignment; • Delineation with distinctive design features such as decorative pavers, pebble concrete, etc.); • Special and extensive plantings in City ROW; • Benches (e.g., with table/chair designs); • Renaming of Key Landscaped Street route street segments consistent character of streets; • High-quality and consistent streetscaping/landscaping. <p>The Key Landscaped Streets alignment has been identified, but may require refinement during the design phase.</p>	High Priority	Short-Term		<p>New Character Support Group or QA Plan Impl. Org.</p> <p>Uptown Action Team</p> <p>City of Seattle, SPO, DCLU, DON</p> <p>Design Plan via DON grant (Matching Fund, etc.)</p>	<p>This is a concept that works with housing, land use, and transportation to create a new multifamily neighborhood in Uptown QA.</p> <p>Project-specific design plan will be undertaken immediately followed by regulatory component and City-sponsored improvements.</p> <p>Design Plan can be funded via DON Grant/Matching Fund or other appropriate funding. Improvements will continue.</p>		



HUMAN SERVICES/HOUSING Recommendations (Activity)	Description of Activity	Comm. Priority	Time Frame	Cost Estimate (City)	IO	QANPC Comment	Executive Response (City)	Executive Recommended Action (City)	Council Action Taken (City)
<p>The concept will be designed by a design professional in conjunction with stakeholders. Improvements will be made by the City of Seattle and as a condition of development approval (action works in tandem with Single-Purpose Residential recommendation.</p> <p>Action proposes a) Character/Design Plan for Key Landscaped Streets; and b) Implementation of Plan in conjunction with QAT72.</p>						more substantial funding source. Urban Center.			
<p>QA1 Uptown Queen Anne Neighborhood Center Development</p> <p>Intent: To provide a desired multi-purpose neighborhood community center in Uptown Queen Anne; provide a focus and incentive for mixed-use and residential development in the "Uptown Center" Specific Plan area. See Figure 4.2.</p> <p>This project is considered one of the essential projects of the proposed "Uptown Center" village Specific Plan in the heart of Uptown QA.</p>	<p>Fund the acquisition, planning, and development of a neighborhood center (facility) in the Urban Center that would act as a gathering place and communication center, providing needed services and activities. The facility would include:</p> <ul style="list-style-type: none"> • Space for community organizations to meet, store materials, and have office space; • Space for a group such as the QA Helpline to provide health/human services & referrals; • Community bulletin board; • Center for transit and housing information; community info • Computer/library center with computers for general use and for library catalog access, and delivery & return of books; • Space for programming for senior activities, aerobics/dance and various classes; • Fitness room with restroom and shower facilities; • Rooms for informal meetings/reading and for games (cards, ping pong). 	High Priority	Mid		<p>QA Plan Impl. Org. Uptown Action Team QACC City of Seattle, DON Other Interested Organizations</p>	<p>Neighborhood facility should be located in "Uptown Center" Specific Plan area near the intersections of Queen Anne Avenue at Mercer and/or Roy Streets. The most desirable location is the Safeway site; a second possible site is the existing City Light property on Roy e/o 2nd Ave. N.</p> <p>The Uptown Neighborhood Center facility concept was one of the most often-voiced proposals from Urban Center stakeholders and others at planning events. Area has been</p>			



	<p>etc.) with an espresso stand nearby</p> <ul style="list-style-type: none"> May include neighborhood service center, if sought by the City of Seattle <p>Possible co-locate the neighborhood center facility with other uses (e.g., housing, parking, daycare, etc.) to enhance land use and provide additional revenue.</p>					<p>cautiously surveyed for potential sites. Proposal responds to requests during both Phase I and Phase II. Urban Center.</p>					
<p>QAH2 Establish a Queen Anne Community Festival</p> <p>Intent: To develop an annual community festival to enhance community identity and awareness; to link Urban Center with Upper Queen Anne.</p>	<p>Work w/ merchants, the City, and community organizations to develop an annual community festival to enhance community identity and awareness.</p> <p>Halloween Parade on the Counterbalance (Upper QA and Urban Center) has been suggested and has received support, but ideas are still being sought for theme and schedule.</p>	Medium Priority	Short-Term	None	<p>Chamber QA Plan Impl. Org. Uptown Action Team QACC Other Business and Community Groups DON could be involved</p>	<p>Queen Anne stakeholders voiced a strong interest in establishing an annual festival of some kind that would be uniquely QA and that would link QA Hill with Urban Center. The most popular revolved around a Halloween celebration and parade.</p> <p>Urban Center, Queen Anne Hill</p>					
<p>QAH3 Web site Development</p> <p>Intent: To establish an official QA Communications link.</p>	<p>Continue to maintain and expand the Queen Anne Community Web Site</p>	Medium Priority	Short-Term	None	<p>QA Plan Impl. Org. Local Community Groups or Businesses</p>	<p>Daniel O'Brian started the QA Plan website and maintains it on a regular basis.</p> <p>All Areas.</p>					
<p>QAH4 Housing - Allow Single-Purpose Multifamily Residential Development in Portions of the Urban Center</p> <p>Intent: To help establish a viable residential</p>	<p>Allow single-purpose multifamily development (w/o ground-floor commercial uses) in those sections of Lower Queen Anne where there is little potential for retail - for example, an area along 3rd Ave. W. and 4th Avenue W. between Denny Way and Mercer Street</p>	High Priority	Short-Term	None	<p>City of Seattle, DCLU QA Plan Impl. Org. Uptown Action Team</p>	<p>To help establish a viable residential neighborhood in the Urban Center in identified areas where retail is not as important</p>					



<p>which in designated areas (see the Uptown Park Neighborhood Specific Plan) and promote a wider range of housing options. To create a urban neighborhood with character different than the surrounding mixed-use areas and to vary the texture of the Urban Center.</p>						<p>Housing Advocacy Group</p>	<p>This action is consistent with other proposals which support the "Uptown Park Neighborhood" concept (QACH11, QALU3, and QA772)</p> <p>Urban Center.</p>			
<p>QAH5 Housing - Allow Off-Site Parking in Exchange for more Affordable Housing in the Urban Center.</p> <p>Intent: To provide greater flexibility for providers of affordable housing.</p>	<p>Allow off-site parking at Seattle Center or in structures or other designated places in the Urban Center to decrease housing costs while still providing parking to those who need it. This would focus on buildings for people with 50-80 percent of median income. An arrangement would be made with interested developers to provide mitigation banking for centralized parking (or other acceptable method). Any new parking structures resulting from this proposal would be subject to a design review process. Such an arrangement would also promote and educate residents about available parking.</p> <p>Administration has not been identified.</p>	<p>High Priority</p>	<p>Mid</p>			<p>QA Plan Impl. Org. Housing Advocacy Group Uptown QA Action Team DCLU</p>	<p>This action would help uncouple housing and site-specific parking when other, nearby dedicated parking opportunities are provided. This would help provide greater logistical flexibility to those who provide affordable housing.</p> <p>Urban Center.</p>			
<p>QAH6 Housing - Develop a Queen Anne Neighborhood Housing Pattern Book</p> <p>Intent: To provide specific guidance on suitable housing designs to promote lower development costs and thereby enhance affordability</p>	<p>Work with the City and other neighborhoods to develop neighborhood housing pattern book(s) that are suitable for the particular needs of the Urban Center and other parts of Queen Anne (including accessory dwelling units). This could participation in a demonstration project, if an appropriate site and participants were identified.</p>	<p>Medium Priority</p>	<p>Short-Term</p>			<p>Housing Advocacy Group</p>	<p>Recommendation came as a result of research and discussions with stakeholders and among QANPC.</p> <p>All areas.</p>			

<p>QAH7 Housing - Encourage Accessory Dwelling Units</p> <p>Intent: Support the City's efforts to provide a range of housing opportunities but ensure that the existing character of current single-family neighborhoods are maintained.</p>	<p>Encourage Accessory Dwelling units (Single-Family zones) through City efforts at education and publicity, if the single-family character of the neighborhood is maintained. See Land Use recommendations for additional proposals.</p>	<p>High Priority</p>	<p>Short-Term</p>		<p>City of Seattle, DCLU QA Plan Impl. Org. QACC</p>	<p>QANPC supports efforts to promote a range of housing options, including ADUs, as long as these do not impact the character of existing neighborhoods.</p>					
<p>QAH8 Housing Finance - Identify "At Risk" Housing to Provide Advance Notice Regarding Changes to Affordable Residential Buildings</p> <p>Intent: Develop control over community information about housing costs and to provide advanced notice to that actions to mitigate increased cost can be undertaken by the community and those affected.</p>	<p>Work with the City to identify "at risk" affordable housing. Develop a database on existing affordable housing to identify potential threats to affordability such as development pressure. This would involve collecting rent information for key buildings and maintaining contact with knowledgeable people so that there could be advance notice of pending changes in the building.</p>	<p>Medium</p>	<p>Mid</p>		<p>New Housing Advocacy Group w/City of Seattle</p>	<p>Recommendation came as a result of research and discussions with stakeholders and among QANPC.</p>					
<p>QAH9 Housing Finance - Investigate the Possibilities for Subsidized Housing, Especially in the Urban Center</p> <p>Intent: To ensure that some affordable housing exists in Queen Anne, especially for those in need. To enrich the community with a diversity of housing opportunities.</p>	<p>Investigate possibilities for subsidized housing, especially in the Urban Center. This would include developing relationships with non-profit developers of low-income housing and working with them to acquire appropriate properties</p>	<p>Medium</p>	<p>Short-Term</p>		<p>New Housing Advocacy Group w/City of Seattle QA Plan Impl. Org.</p>	<p>QANPC recognized that subsidies will be an important tool to promote a range of housing opportunities.</p>					
<p>QAH10 Housing Finance - Encourage the Development of Cooperatives and Purchase of buildings by cooperatives</p> <p>Intent: To ensure the provision of housing</p>	<p>Encourage the development of cooperatives and purchase of buildings by cooperatives which allow ownership at more affordable cost.</p>	<p>Medium</p>	<p>Short-Term</p>		<p>New Housing Advocacy Group w/City of Seattle</p>	<p>Work with City to promote. Recommendation came as a result of research and</p>					

alternatives and a range of costs.					Impl. Urg	stakeholders and among QANPC. All Areas.			
QAHI1 Housing Finance - Source of Financing for Coop and Condo Conversion Intent: To ensure the provision of housing alternatives and a range of costs.	Work with the City to establish a source of financing for those wishing to purchase cooperatives or for those wishing to purchase apartments being converted to condominiums	Medium	Short-Term		New Housing Advocacy Group QA Plan Impl. Org	Work with City to promote. Recommendation came as a result of research and discussions with stakeholders and among QANPC. All Areas.			
QAHI2 Housing Finance - Publicize and Encourage the Use of Community Land Trusts Intent: To ensure the provision of housing alternatives and a range of costs.	Publicize and encourage the use of community land trusts, which provide housing that is more permanently affordable. Price of land has been the most important cost consideration in urban housing and is rising due to low supply and high demand. Land Trust concept will help mitigate these effects by banking land in trusts outside the market.	Medium	Short-Term		New Housing Advocacy Group QA Plan Impl. Org	Work with the City and other organizations. Recommendation came as a result of research and discussions with stakeholders and among QANPC. All Areas.			
QAHI3 Housing Finance - Expand and Promote Programs That Encourage Home Ownership and Provide Down-Payment Assistance Intent: To maintain access to home ownership by residents with lower incomes.	Work with the City to expand and promote programs sponsored by the City and others to encourage home ownership and provide down payment assistance	Medium	Short-Term		New Housing Advocacy Group QA Plan Impl. Org	All areas. Recommendation came as a result of research and discussions with stakeholders and among QANPC. All Areas.			
QAHI4 Housing Finance - Pursue state Legislation Which Would Allow Affordable Housing to be Taxed Based on "Current Use" Rather Than "Highest Use"	Work with the City to pursue state legislation which would allow affordable housing to be taxed based on "current use" rather than "highest and best use"	Medium	Mid		New Housing Advocacy Group QA Plan	Recommendation is restricted to properties to which would meet established criteria for			



and Best Use" Intent: Promote affordable housing and better ensure that existing, more affordable units are not forced into replacement by the existing tax law. Better ensure retention of community's historic character.	Existing law taxes property not on its current use but on its "highest and best use." This encourages redevelopment and urban growth and renewal. It may also result in loss of existing, more affordable units and their replacement with more units, but which are less affordable. This can result in the gradual loss of affordable housing and community's historic character. This proposal will slow this trend.				City of Seattle	provision of "affordable" units. All Areas.			
QAH15 Homeowner Assistance - Brochure that Explains and Promotes Programs that Increase the Potential to Remain a Home Owner Intent: To allow people to stay in their existing homes longer and to help better maintain the current QA housing stock. Important for seniors who wish to remain in their homes.	Develop a brochure explaining and promoting existing programs that increase the potential for people to remain in their homes. These might include such programs as utility assistance programs, property tax deferrals, shared housing programs, and reverse mortgages. Information for this brochure has been compiled by this neighborhood planning effort. Production of the brochure could be done by the City to meet citywide needs or could be completed through a neighborhood matching grant	Medium Priority	Short-Term		New Housing Advocacy Group QA Plan Impl. Org. City of Seattle	Allowing seniors and others to stay in their existing homes on fixed incomes and rising maintenance costs is another means to promote community and affordability overall. Recommendation based on discussion with stakeholders, analysis of issues, and discussion w/QANPC. Action could be part of a City-wide initiative. All areas.			
QAH16 Rental Assistance - Explore Revolving Loan Fund Intent: To help keep low-and moderate-income residents in the community by providing assistance when needed. Also, to mitigate the disturbance to long-term renters caused by forced	Work with the City of Seattle to explore a revolving loan fund to meet renter needs such as assistance with moving costs and rental deposits in particular circumstances.	Medium Priority	Mid		City of Seattle New Housing Advocacy Group	Recommendation based on discussion with stakeholders, analysis of issues, and discussion w/QANPC. Action could be part of a City-wide initiative.			



QAH17	Howmewowner Assistance - Expand Existing Home Maintenance and Repair Classes, a Tool Bank, and On-Site Assistance for Home Remodelers	Work with Phinney Neighborhood Association to expand home maintenance and repair classes, a tool bank, and on-site assistance for home remodelers	Medium Priority	Short-Term	None	QACC QA Hist. Soc. New Housing Advocacy Group QA Plan Impl. Org. Phinney Neighborhood Association	All areas. Find a way to support the expansion of the existing programs to QA. Recommendation based on discussions with stakeholders, analysis of housing issues, and discussions among QANPC. All Areas.			
QAH18	Howmewowner Assistance - Expand and Publicize the REACH Program	Work with the City to expand and publicize the REACH program to provide low-interest loans for home repairs so that people can better afford to stay in their homes	Medium Priority	Short-Term		New Housing Advocacy Group QA Plan Impl. Org. City of Seattle, DON	Recommendation based on discussions with stakeholders, analysis of housing issues, and discussions among QANPC. All Areas. All Areas.			
QAH19	Home Owner Assistance - Participation in King County's Revolving Loan Fund for Historic Homes.	Work with the City to establish Seattle participation in King County's revolving loan fund for historic homes.	High Priority	Short-Term		New Housing Advocacy Group QA Plan Impl. Org. City of Seattle, DON				
QAH20	Establish a New Queen Anne Housing Advocacy Group	Establish a committee or organization to guide housing advocacy in Queen Anne	High Priority	Short-Term		QACC QANPC Other Comm. Group	Group would follow-up as advocacy for housing in QA including affordable housing			



Service/Housing recommendations in this plan.																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								</
---	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	----



Provides for an Overlay for the proposed "Uptown Park Neighborhood" Specific Plan. See Figure 4.1.	regardless of whether the ground floor is used for residential purposes. Recommendation proposes the establishment of an Overlay which conditions development according to the above description. The area is in Uptown Queen Anne and will be known as the "Uptown Park Neighborhood." The Uptown Park Neighborhood Specific Plan illustrates location and areas affected. Specific streets are listed in QAT72.					Use the area which will provide the option for Single-Purpose Residential development in the predominantly mixed-use Urban Center.			
QALU4 Establishment of the W. Roy Street Historic Conservation District Overlay Intent: Provides a land use action to establish the "W. Roy Conservation District" consistent with QACH7.	Designation of a Historic Conservation District Overlay, consistent with Character recommendation for W. Roy Street Historic Conservation District. This recommendation would establish the District on the map. The District would be mapped in detail as part of the establishment of the Conservation District consistent with (QACH7). The area includes parcels generally between W. Mercer and W. Roy Streets and 3rd Avenue W. and 5th Avenue W. and is shown on the "Uptown Center" Specific Plan (Figure 4.2).	High Priority	Long	City of Seattle, DCLU	This is the Land Use component for the establishment of the Conservation District. Recommendation is based on Historic Resources Survey, research, discussions with QA stakeholders, and discussions among QANPC.				
QALU5 Neighbors Should be Notified Concerning ADU Adaptations on their Block and Related Parking Waiver. Intent: To provide neighborhood notification regarding ADUs and ADU parking waivers so that the community can review and comment on these actions.	Neighborhood notification should be given by DCLU for ADU permit applications and related parking waivers prior to granting of permits and/or waivers.	High Priority	Short-Term	City of Seattle, DCLU					
QALU6 Policy Recommendation - No Changes to Single-Family Zoning	No changes shall be made to Single-Family (SF) zoning over the life of the plan.	High Priority	Short-Term	City of Seattle, DCLU	This is a policy recommendation. QANPC is opposed to				



Intent: To ensure that no future changes in Land Use Code occur with respect to Single-Family zones; to reinforce the neighborhood's desire to retain the existing character of single-family areas.	While Accessory Dwelling Units are permitted in Single-Family (SF) zones, these shall be located within the building envelope of the single-family unit and shall be limited in size to a maximum of 600 square feet (from the current City-wide maximum of 1,000 SF). In no instance shall an ADU be located within a structure separate from the single-family unit. No more than one ADU shall be permitted per single-family lot. Alley housing, located as a separate structure or within the garage, on a single-family lot shall be prohibited. This will require a code revision.	High Priority	Short-Term	City of Seattle, DCLU	Allowing ADUs that are within the single-family dwelling unit will provide a wide range of ADU types as well as reinforce the existing neighborhood character and residential housing pattern. ADUs in separate structures will significantly alter and detract from the residential quality of the already small lots. Queen Anne Hill.	CASING LOGIC TO allow for alternative forms of development that will change the perceived character of single-family neighborhoods. Queen Anne Hill.		
QALU7 Changes to Accessory Dwelling Unit Regulations - Reduction of Allowable Size Intent: To ensure that the character of the single-family neighborhood is retained. The permitted floor area of ADUs was recently increased from 600 square feet to 1,000 square feet (SF). QANPC believes that when the size of the ADU approaches or equals the size of the resulting single-family residential unit, the structure becomes a de facto duplex in a single-family zone. For example, a 2,000 SF house could be converted to a 1,000 SF house with a 1,000 SF ADU, which would effectively be a duplex. A reduction in the allowable size of the ADU will change these circumstances.	The parking waiver requirements for ADUs shall be returned to the requirements prior to 1996.	High Priority	Short-Term	City of Seattle, DCLU	ADU parking requirements were changed in 1996. This will make the previous standard current and would require a revision to the			
QALU8 ADU Parking Waiver Requirements Shall be Reset at the Standards Current Prior to Changes Adopted 1996 changes Intent: To return waiver requirements to previous requirements to better ensure								



Activity Recommendation - Existing Low Rise Zone Around the Perimeter of Queen Anne and in the Urban Center shall not be converted to more intensive Uses Such as Mid-Rise or High-Rise.	Recommendation to retain the Low-Rise zones where they exist around the perimeter of Queen Anne Hill and within the Urban Center. These existing zones are not to be converted to Mid-Rise or High-Rise or any higher density use.	High Priority	Short- Term	None	City of Seattle, DCLU	L-Zones existing in various places throughout QA, and these shall not be converted to Mid-Rise or High-Rise uses. All Areas.	regulations. Queen Anne Hill.		
Activity Recommendation - Stringent Design Review Shall be Undertaken on New Proposals to Upgrade the Design Quality of New Multifamily Residential Projects	Consistent with other character- related recommendations; to ensure that Low Rise zones undergo City's design review process.	High Priority	Mid		City of Seattle DCLU Design Review Board New QA Character Support Group or QA Plan Impl. Org.	QACH9 may provide guidance when completed. Action assumes that subsequent QA design guideline effort will include this land use.			
PARKS & OPEN SPACE Recommendations (Activity)	Description of Activity	Comm. Priority	Time Frame	Cost Estimate (City)	IO	QANPC Comment	Executive Response (City)	Executive Recommended Action (City)	Council Action Taken (City)
QAP1 Acquire Site for Neighborhood Park in the Urban Center for the Use of Residents in the Area; Develop Master Plan; and Construct Park Intent: Provide adequate neighborhood park space for residents of Uptown Queen	Fund a master plan with activities such as a play area for children, sitting/viewing for adults, a picnic shelter for small group use, an open area for casual interaction. Park is envisioned as an extension of the Key Landscaped Street concept and would be open at all times and not fenced.	High Priority	Short- Term		City of Seattle, DOPAR QA Plan Impl. Org. Uptown Action Team	This proposal is part of the Uptown Park Neighborhood Specific Plan and would be located adjacent to one of the Key Landscaped			



<p>Anne. This area is rapidly expanding in multifamily households and targeted to receive much more growth. Distribution Guidelines enumerated in the <i>Comprehensive Plan</i> specify one park within 1/2-mile of households in areas with 100-200 children or several preschools/daycare centers (p. 11). An area providing local, controllable play for children and their parents is badly needed in this area. Elderly will also frequent park.</p>	<p>Possible locations are shown in the Uptown Park Neighborhood Specific Plan map (Figure 4.1). Other locations may also be appropriate.</p>			<p>Streets (see Figure 4.1). Also, this could also be located near the proposed Uptown Neighborhood Center facility.</p> <p>Another possible site has been identified at 308 Queen Anne Ave. N. & adjacent properties.</p> <p>Urban Center.</p>	<p>QACC</p>			
<p>QAP2 Upgrade the Historic Queen Anne Boulevard Pedestrian System</p> <p>Intent: Ensure appropriate development and maintenance of Boulevard.</p> <p>Action is consistent with QACH6, QAP7, and QAP15 and other recommendations which will revitalize the Boulevard. Action is part of "Crown of Queen Anne" Specific Plan.</p> <p><i>Comprehensive Plan</i> Notes: ACQUISITION & DEVELOPMENT/ROLES AND RESPONSIBILITIES</p> <p>3.e. Recognize the open space functions of boulevards trails and green streets in meeting open space needs (p.22);</p> <p>7. Provide special landscaping, signage or other design elements that reflect the importance of the boulevards and trails as a major link in the city's</p>	<p>To ensure appropriate development and maintenance of the historic Boulevard, provide a comprehensive analysis and improvement program for pedestrian facilities. Specific actions will include:</p> <p>a) Conduct a comprehensive, interdisciplinary analysis of the Boulevard and needed improvements;</p> <p>b) Ensure that there are sidewalks on at least one side of the Boulevard;</p> <p>c) Add pedestrian-scale, historic-style lighting in poorly-lit, unsafe segments (see QAP7);</p> <p>d) Create user-friendly crossings at major and commonly-used points to encourage walking;</p> <p>e) Sign the pedestrian trail as well as the historic Boulevard for safety of all users;</p> <p>f) Manage trees consistently and comprehensively for longevity and health as a city legacy;</p> <p>g) Enforce parking regulations to stop residents from parking on the Boulevard landscaped rights-of-way and pedestrian paths;</p> <p>h) Remove paving outside the street section;</p> <p>i) Remove unnecessary paving</p>	<p>High Priority</p>	<p>Short-Term</p>	<p>City of Seattle, DOPAR</p>				

<p><i>comprehensive open space system.</i></p> <p>PARK MANAGEMENT AND MAINTENANCE</p> <p>6. <i>Existing boulevard rights of way will be protected against significant adverse encroachment by private uses and development.</i></p> <p>TRANSPORTATION ELEMENT (p.71)</p> <p><i>Recognize the importance of walking in the City and the contribution walking makes to achieve personal mobility and environmental objectives.</i></p>	<p>within the street section (where traffic revisions were once paved over);</p> <p>j) Install Landmarks Board-approved curbing and drainage improvements to reestablish the street edge and ensure that it remains intact; and</p> <p>k) Remove encroaching vegetation or prune back overhanging vegetation.</p> <p>See Figure 4.6.</p>								
<p>QAP3 Transfer ownership of 4th and Ward Property to Seattle Parks, Fund a Master Plan, and Develop</p> <p>Intent: To ensure adequate parks and open space.</p>	<p>Property now in Executive Services. Property now used as a park. Could be a park and p-patch combined or other family place.</p>	High Priority	Short-Term		City of Seattle, DOPAR	Immediate action required to preserve scarce open space. This level play area is already used for games and exercise. Park or P-Patch development is also needed in this area. See Comprehensive Plan p. F10 map.	Urban Center		
<p>QAP4 Transfer Ownership of the Dexter Pit Property to Seattle Parks, Fund a Master Plan, and Develop.</p> <p>Intent: To ensure adequate parks and open space.</p>	<p>Dexter Pit is in City ownership. Surrounded by multifamily housing and elderly, a great opportunity to create exercise area and p-patch plot and paths for walking with pool/habitat at bottom.</p> <p>Action to acquire as diverse and developable and very near elderly.</p>	High Priority	Short-Term		City of Seattle, DOPAR	Immediate action required to preserve scarce open space. Comprehensive Plan identified east Queen Anne as one lacking neighborhood park (useable) space (p. F10).			



QAP5 Fund and Prepare Master Plan for 5 th and Blaine Park; Develop According to Plan Intent: To ensure adequate parks and open space	This is already Park's property. Fund a master plan to guide development of the park and fund Phase I of the Master Plan.	High Priority	Short-Term		City of Seattle, DOPAR DON	Neighborhood group effort under way now. Seize the moment. Queen Anne Hill.			
QAP6 Develop Open Space at CSO Outfall at Mercer/Elliott, Near 6th Ave W. at Mercer Intent: Use historic opportunity presented by CSO project to ensure access and associated park.	Create accessible park, stair, viewing areas on ROW to replace stair access to Elliott from upper Mercer Street. This could be constructed in conjunction with the crossing of Elliott Ave. and BNSF RR as proposed in QAT44 and described as an alternative to the W. Thomas Street crossing in the "Elliott Bay Access" Specific Plan. As previous stairs are demolished, replace with useable open space to take advantage of views and access on this redeveloping site. A vertical circulation corridor is needed. Bhy Krake Park is a desirable model for this site.	High Priority	Short-Term		King County/Metro City of Seattle	Immediate action. Design is under way. SEPA has already been completed on CSO project, however, so park as environmental (SEPA) mitigation may not be an option. Urban Center.			
QAP7 Lighting for Historic Queen Anne Boulevard Intent: Improve safety along the Boulevard. Park of the "Crown of Queen Anne" Specific Plan. See Figure 4.6.	Add lighting to segments of the Blvd. presently with unsafe lighting levels for pedestrian use and jogging. Keep lighting consistent with design character established on the Wilcox Wall to enhance identity and recognition of the Blvd. Wilcox Wall lighting is period sensitive and pedestrian scale and would provide safe access while not reducing views and visibility. This action is consistent with QAP2 which provides for the upgrading of the Boulevard to meet present and future demands.	High Priority	Mid		City of Seattle, DOPAR	Several sections of the Boulevard are unsafe due to irregular paving, tree roots, lack of sidewalk, etc. These areas are heavily used for jogging and walking at dusk and at night. Action in conjunction with QAP2 overall upgrade of Boulevard.			

QAD8 Complete Development of Ship Canal Trail	Ship Canal Trail continuation is currently funded. This action recommends that the trail be completed to provide both bicycle travel (consistent with QAT50, QAT56, and QAT57) and pedestrians. Aggressively sort through crossing issues with Foss and others to complete the regional trail to Fishermen's Terminal and Discovery Park.	High Priority	Short-Term	Hill		Regional linkage for greater population is very important to Seattle as a recreational city. There are many high-volume trail crossing solutions throughout King County to use as examples. North Queen Anne		
				City of Seattle, SEATRAN	Regional linkage for greater population is very important to Seattle as a recreational city. East Queen Anne.			
QAD9 Complete Development of West Lake Trail Project	West Lake Trail continuation is currently funded. This action recommends that the trail be completed to provide both bicycle travel (consistent with QAT64) and pedestrians. See Figure 4.4. Aggressively sort through issues with adjacent property owners that will allow the completion of a regional trail along Lake Union. Trail should not be forced back to street to accommodate parking. Parking can accommodate park uses.	High Priority	Short-Term	City of Seattle, SEATRAN	Regional linkage for greater population is very important to Seattle as a recreational city. East Queen Anne.			
QAD10 Develop Pedestrian Bridge to Myrtle Edwards/Elliott Bay Park from Urban Center	Develop a pedestrian access to Myrtle Edwards from the Urban Center. Crossing will be constructed to bridge Elliott Avenue W. and the BNSF RR tracks to access existing shoreline parks. Action will restore ability for Queen Anners, especially from the Urban Center to use shoreline and enjoy needed park amenities. Route will be constructed for bicycle and pedestrian uses. Preferred route is via alignment of W. Thomas Street because this	High Priority	Short-Term	City of Seattle, DOPAR SEATRAN	This west park of the Urban Center is very poorly served by parks, especially useable parks space. Although Myrtle Edwards and Elliott Bay Parks are adjacent to this areas, they are inaccessible from the neighborhood. These parks do			

<p>Thomas Street. This is a component of the "Elliot Bay Access" and "Queen Anne Bicycle Beltway" Specific Plans. See Figures 4.5 and 4.4.</p> <p>An alternative alignment would start at the end of 6th Avenue W, which will be closer to the proposed CSO work, but less suitable as a crossing.</p>	<p>provides the closest proximity to the Urban Center and shortest route to Myrtle Edwards Park. This will help Queen Anne meet minimum distribution guidelines.</p>					<p>not now help Queen Anne meet minimum distribution guidelines for park access as there is no way to now reach these parks within 1/2 mile. Urban Center.</p>			
<p>QAP11 Develop Pedestrian Crossing of Highway 99 at Galer</p> <p>Intent: To provide consistent access to regional recreational amenities and provide non-motorized linkages across SR99.</p> <p>Component of the Queen Anne "Bicycle Beltway" Specific Plan. See Figure 4.4.</p>	<p>Partial funding is in place for this project w/DOF. Make funding available to complete project.</p> <p>This is a major mid-hill crossing point to get from QA Hill to the regional trail system and Lake Union without using a car. The trail continues over the hill and down to W. Galer on the west side to link with the Interbay Trail. This action will fill a missing link.</p> <p>Action is similar to QAT63 but stresses the importance of recreational uses.</p>	High Priority	Mid		<p>City of Seattle, SEATLAN</p> <p>WSDOT</p>	<p>Funding is in place but the existing planned facility does not meet ADA requirements.</p> <p>See <i>Comprehensive Plan</i> p. 67.</p> <p>Queen Anne Hill, East Queen Anne.</p>			
<p>QAP12 Design and Maintain for Wildlife</p> <p>Intent: Retain and enhance urban wildlife heritage.</p> <p><i>Comprehensive Plan</i> FUNDAMENTAL RESPONSIBILITIES: Strengthen our city's unique relationship with the natural environment (p. 5).</p>	<p>Design and maintain all park and open space landscapes to be friendly to wildlife. Employ all efforts to strengthen the connection between Queen Anne and the natural environment.</p>	High Priority	Short-Term		<p>City of Seattle, DOPAR</p>	<p>Policy Recommendation.</p> <p>Seattle's close connection with the natural environment is one of its greatest attributes.</p> <p>Important to many Queen Anners in community meetings.</p> <p>All Areas.</p>			



<p>QAP13 Improve non-motorized linkages/facilities within the Mercer corridor. <i>Comprehensive Plan F-17</i> Trail Plan shows this linkage.</p>	<p>pedestrian access route as part of the Potlatch Trail system.</p> <p>Crossing via a new tunnel at Roy Street at Aurora Avenue N. (SR99) has been identified as the best solution. Tunnel would include pedestrian and bicycle facilities. Work collaboratively to assure that new tunnel crossing is viable. Other crossing(s) alternatives may also be explored.</p> <p>This is consistent with QAT64 and QAT65 and is a component of the "Queen Anne Bicycle Beltway" and "Good Neighbor Seattle Center" Specific Plans. See Figures 4.4 and 4.7.</p>	<p>High Priority</p>	<p>Short-Term</p>	<p>City of Seattle, SEATLAN Seattle Center</p>	<p>opportunity to combine efforts with other agencies to develop and enhance pedestrian circulation. Aurora Ave. has been a stumbling block to bicycle/pedestrian circulation. Urban Center.</p>				
<p>QAP14 Maintain Stairways</p> <p>Intent: Adequately maintain the facilities that now exist within Queen Anne.</p>	<p>Develop regular maintenance program for stairways in the ROW. Include tree pruning and lighting for safety.</p> <p>Many people in QA use stairs. Most of these stairs are in ROW but are not maintained for safety. Similar to QAT72.</p>	<p>High Priority</p>	<p>Short-Term</p>	<p>City of Seattle, SEATLAN</p>	<p>Assist adjacent homeowners to maintain vegetation along sides of stairways; clean-up stairways regularly. All Areas.</p>				
<p>QAP15 Prioritize the Removal of Encroachments on the Historic Boulevard and Queen Anne Parks</p> <p>Intent: Take action on the encroachment issue.</p>	<p>Prioritize the removal of encroachments on Queen Anne Boulevard and Queen Anne Parks. Implement the removal of encroachments in a timely manner.</p> <p>Consistent with QAP2 and a component of the "Crown of Queen Anne" Specific Plan. See Figure 4.6.</p>	<p>High Priority</p>	<p>Short-Term</p>	<p>City of Seattle, DOPAR</p>	<p>Encroachment issue has been studied to death. The property belongs to the City and a strong approach to encroachment will be strongly supported. QANPC strong encourages removal of encroachments if property owners will not do it. Queen Anne</p>				